

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-2(c)

STEVEN MITNICK, ESQ., SM0556

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Oldwick, New Jersey 08858

(908) 572-7275

*Counsel to SM Financial Services Corporation*

In Re:

LANCASTER MORTGAGE BANKERS, LLC d/b/a DIRECT  
LENDING GROUP

Debtor.



Order Filed on May 9, 2024

by Clerk

U.S. Bankruptcy Court  
District of New Jersey

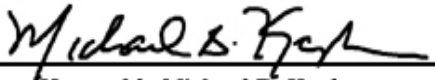
Case No.: 07-22479/MBK

Judge: Honorable Michael B. Kaplan

**ORDER DISCHARGING THE MORTGAGE WITH REGARD TO 289-291 FOREST HILLS STREET, BOSTON  
(JAMAICA PLAIN), MA 02130**

The relief set forth on the following pages, numbered two (2) through (2) is hereby **ORDERED**.

**DATED: May 9, 2024**

  
\_\_\_\_\_  
Honorable Michael B. Kaplan  
United States Bankruptcy Judge

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LANCASTER MORTGAGE BANKERS, LLC d/b/a DIRECT LENDING GROUP

Case No.: 07-22479/MBK

ORDER DISCHARGING THE MORTGAGE WITH REGARD TO 289-291 FOREST HILLS STREET, BOSTON (JAMAICA PLAIN), MA 02130

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THIS MATTER having been opened by this Court by way of a Notice of Motion by and through SM Financial Services Corporation's counsel seeking an Order to Discharge of the Mortgage with Regard to 289-291 Forest Hills Street, Boston (Jamaica Plain), MA 02130, and the Court having considered same and for good cause:

IT IS ORDERED that:

The mortgage held by Lancaster Mortgage Bankers, LLC d/b/a Lancaster Mortgage with regard to the 289-291 Forest Hills Street, Boston (Jamaica Plain), MA 02130 as detailed below is discharged.

Mortgagor: Mariano Pereyra

Mortgagee: Lancaster Mortgage Bankers, LLC d/b/a Lancaster Mortgage

Dated: November 8, 2005

Recorded: November 14, 2005

BK: 38465 Pg: 200

SM Financial Services Corporation is authorized to execute the Discharge of Mortgage with regard to the Property as annexed as Exhibit "E" to the Certification of Steven Mitnick, Esq.

In re:  
Lancaster Mortgage Bankers, LLC  
Debtor

Case No. 07-22479-MBK  
Chapter 7

## CERTIFICATE OF NOTICE

District/off: 0312-3  
Date Rcvd: May 09, 2024

User: admin  
Form ID: pdf903

Page 1 of 4  
Total Noticed: 2

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on May 11, 2024:

Recip ID	Recipient Name and Address
db	+ Lancaster Mortgage Bankers, LLC, 20 Independence Boulevard, Warren, NJ 07059-2731
aty	+ Vincent F. Papalia, Saiber, LLC, 18 Columbia Turnpike, Suite 200, Florham Park, NJ 07932-2266

TOTAL: 2

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: May 11, 2024 Signature: /s/Gustava Winters

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on May 9, 2024 at the address(es) listed below:

Name	Email Address
Adam D. Greenberg	on behalf of Interested Party Michael A Cohn agreenberg@hglclaw.com btemple@hglclaw.com
Alexandra T. Garcia	on behalf of Creditor Specialized Loan Servicing LLC as servicer for U.S. Bank National Association, as Trustee for Terwin Mortgage Trust 2005-12ALT, Asset-Backed Certificates, Series 2005-12ALT NJECFMAIL@mw-c-law.com, nj-ecfmail@ecf.courtdrive.com
Alexandra T. Garcia	on behalf of Creditor U.S. Bank U.S. Bank National Association as Trustee for Morgan Stanley Mortgage Loan Trust 2007-11AR NJECFMAIL@mw-c-law.com, nj-ecfmail@ecf.courtdrive.com
Alexandra T. Garcia	on behalf of Creditor Saxon Mortgage Services Inc. NJECFMAIL@mw-c-law.com, nj-ecfmail@ecf.courtdrive.com
Alexandra T. Garcia	on behalf of Creditor Kondaur Capital Corporation NJECFMAIL@mw-c-law.com nj-ecfmail@ecf.courtdrive.com

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Alexandra T. Garcia

on behalf of Creditor U.S. Bank National Association as Trustee for Morgan Stanley Mortgage Loan Trust 2007-11AR  
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Alexandra T. Garcia

on behalf of Creditor ONEWEST BANK FSB NJECEMAIL@mw-c-law.com nj-ecfmail@ecf.courtdrive.com

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Brenda L. Brogdon

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Brenda L. Brogdon

on behalf of Creditor Specialized Loan Servicing LLC mcohen@mw-c-law.com, jhillier@mw-c-law.com

Brian C. Nicholas

on behalf of Creditor The Bank of New York Trust Company N.A. as successor to JPMorgan Chase Bank, National Association,  
f/k/a JPMorgan Chase Bank, as Trustee For Truman Capital Mortgage Loan Trust 2006-1 brian+ecf@briannicholas.com,  
bkgroup@kmlawgroup.com

Christine A. Pinto

on behalf of Creditor Specialized Loan Servicing LLC BKcourtnotices@parkermccay.com

Christine A. Pinto

on behalf of Creditor ONEWEST BANK FSB BKcourtnotices@parkermccay.com

Christine A. Pinto

on behalf of Creditor OneWest Bank FSB as Servicer for Deutsche Bank National Trust Company  
BKcourtnotices@parkermccay.com

Colin R. Robinson

on behalf of Defendant Elliott Salzman crobinson@pszjlaw.com

Colin R. Robinson

on behalf of Defendant Michael Brennan crobinson@pszjlaw.com

David L. Stevens

on behalf of Creditor RESIDENTIAL CREDIT SOLUTIONS INC. dstevens@scura.com,  
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Denise E. Carlon

on behalf of Creditor U.S. Bank National Association as trustee, on behalf of the holders of the Terwin Mortgage Trust 2006-7  
Asset-BackedCertificates, TMTS Series 2006-7 bankruptcynotice@zuckergoldberg.com, bkgroup@kmlawgroup.com

Dori L. Scovish

on behalf of Unknown Role Type Countrywide Home Loans doris@efwlaw.com

Dori L. Scovish

on behalf of Creditor REO Properties Corporation c/o Green Tree Servicing LLC doris@efwlaw.com

Dori L. Scovish

on behalf of Creditor Deutsche Bank c/o Countryside Home Loans Inc. doris@efwlaw.com

Dori L. Scovish

on behalf of Creditor Deutsche Bank National Trust Company as Trustee c/o BAC Home Loans Servicing, LP  
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Emmanuel J. Argentieri

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Emmanuel J. Argentieri

on behalf of Creditor IndyMac Bank FSB bk@rgalegal.com

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on behalf of Creditor IndyMac Bank F.S.B. bk@rgalegal.com

Emmanuel J. Argentieri

on behalf of Creditor Specialized Loan Servicing LLC bk@rgalegal.com

Emmanuel J. Argentieri

on behalf of Defendant IndyMac Bank FSB and as Successor in Interest to IndyMac Mortgage Holdings, Inc. bk@rgalegal.com

Emmanuel J. Argentieri

on behalf of Creditor Indymac Federal Bank FSB bk@rgalegal.com

Herbert K. Ryder

on behalf of Defendant JP Morgan Chase hk3ryder@gmail.com  
gl6776@notify.cincompass.com;ryder.herbert124178@notify.bestcase.com

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J. Alex Kress  
on behalf of Defendant IndyMac Bank FSB akress@chapman.com

J. Alex Kress  
on behalf of Defendant Deutsche Bank National Trust Company as Trustee Under the Pooling and Servicing Agreement Series INABS 2006-B akress@chapman.com

J. Alex Kress  
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Jaimie B. Finberg  
on behalf of Creditor Litton Loan Servicing LP servicer for The Bank of New York Mellon f/k/a The Bank of New York as Trustee on Behalf of the Holders of the Terwin Mortgage Trust 2007-6ALT Asset-Backed Certificates Series nj.bkecf@fedphe.com

Jaimie B. Finberg  
on behalf of Defendant HSBC Bank USA National Association as Trustee for Nomura Asset Backed Certificate Series 2006-API nj.bkecf@fedphe.com

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Jaimie B. Finberg  
on behalf of Defendant Wells Fargo Bank N.A., servicer for HSBC Bank, USA National Association, as Trustee for Nomura Asset Backed Certificate Series 2006-AF1 nj.bkecf@fedphe.com

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on behalf of Defendant U. S. Bank National Association as Trustee for Master Asset Backed Securities Trust 2005-AB1 nj.bkecf@fedphe.com

Jaimie B. Finberg  
on behalf of Defendant HSBC BANK USA NATIONAL ASSOCIATION As Trustee for Deutsche Bank Alt 2006-AB2 nj.bkecf@fedphe.com

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on behalf of Interested Party GMAC MORTGAGE LLC kbo@kkmllp.com

Kristen D. Little  
on behalf of Interested Party DLJ MORTGAGE CAPITAL INC., KRLITTLE@FIRSTAM.COM

Marisa Myers Cohen  
on behalf of Creditor National City Mortgage Company nj-ecfmail@mwc-law.com jhillier@mwc-law.com

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Michael J. Milstead  
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on behalf of Trustee Peggy E. Stalford mmalzberg@mjmalzberglaw.com dlapham@mjmalzberglaw.com

Nelson Diaz  
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Peggy E. Stalford  
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R. A. Lebron  
on behalf of Creditor FEDERAL NATIONAL MORTGAGE ASSOCIATION bankruptcy@fskslaw.com

R. A. Lebron  
on behalf of Creditor EMC MORTGAGE CORPORATION AS SERVICER FOR, U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR CERTIFICATHOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I LLC, ASSET-BACKED CERTIFICATES, SERIES 2005-AC6 bankruptcy@fskslaw.com

R. A. Lebron  
on behalf of Creditor UBS SPECIAL SERVICING GROUP as servicer for ACT PROPERTIES, LLC bankruptcy@fskslaw.com

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on behalf of Creditor CHASE HOME FINANCE LLC, as servicer for WELLS FARGO BANK, NATIONAL ASSOCIATION,  
AS TRUSTEE FOR MORGAN STANLEY CAPITAL INC. TRUST 2006-HE1, MORTGAGE PASS THROUGH  
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Warren S. Wolf

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Warren S. Wolf

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TOTAL: 78